

83-0283

21 JAN 1983

DD/A REGISTRY
FILE: 45-1

MEMORANDUM FOR: Deputy Director for Administration

VIA: Director of Logistics

FROM:

[Redacted]
Chief, Real Estate and Construction
Division, OL

STAT

SUBJECT: Request for Approval to Implement the
FY-1983 Engineering Support Program

1. This memorandum requests approval to implement the FY-1983 Engineering Support Program included in the Real Estate and Construction Division portion of the Office of Logistics' budget.

2. The one-time projects scheduled for FY-1983 are as follows:

a. Install Two Electrical Feeders, Headquarters -

The purpose of this project is to install two power feeders between the Headquarters Building and the Powerplant. Presently the Headquarters Building is served via a southern route by four feeders of which two are required under normal conditions. However, all four feeders have some common features such as manholes where a dynamic failure of one feeder could adversely affect all four. It is a long-range goal to provide a duplicate set of four feeders via the northern route to provide the capability of primary and redundant service by both routes.

The feeders covered by this project would serve as two of the four northern feeders. Estimated cost is \$690K.

b. Replace/Install Isolation Valves, Headquarters -

The General Services Administration (GSA) has contracted to construct a new set of utility lines between the Headquarters Building and the Powerplant via a northern route. At the time that the new chilled water lines that are part of this project are connected to the existing system, a chilled water outage and a draining of the system will be required. The extent of

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this draining and refilling would be reduced significantly if the present isolation valves functioned. These valves are presently in various stages of poor repair. These valves will become even more important after the new chilled water lines are connected, for without them there can be no isolation of the old chilled water lines and, therefore, no independent or redundant chilled water operation of the Headquarters Building via the northern route.

It is intended to add these valve requirements to the existing GSA contract via a change order. Estimated cost is \$85K.

c. Transformer Vault, Headquarters -

This project, which is presently under design by GSA using prior year funds, involves the construction of space to house a new transformer facility and to house a new Uninterruptable Power System (UPS). In addition, this project includes the electrical equipment for the transformer facility.

The project will be used to support both communication upgrades and computer facilities. The future UPS is planned for FY-84 and is scheduled to be on-line in sufficient time to meet OC's requirements and to take over from the existing UPS in CJ-16 which is heavily loaded and will reach its ten year forecast lifetime in the mid-80's.

This new facility is tentatively planned for the southwest area of the Headquarters Building. Estimated cost is \$1,200K.

d. Vacuum Pumps, Printing and Photography Building -

The purpose of this project is to install a central vacuum pumping system in a location remote from those areas of the building constantly occupied by personnel. The noise of the vacuum pumps has been determined to have contributed to or caused hearing loss to some employees.

A second feature of this project is to provide 480 volt electrical power service in the Printing and Photography Building. This service would allow equipment

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with standard 480 volt requirements to be installed without modification to the lower 208 volts and it will provide the flexibility to install equipment with greater overall economy. The existing 208 volt switchgear is nearing saturation and additional switchgear would be required to provide support. Estimated cost is \$350K.

e. Depot Study -

The purpose of this project is to initiate a study of the existing to examine the facility's STAT ability to handle the Agency's present and foreseeable needs and recommend upgrades, changes or relocation. Estimated cost is \$100K.

f. Chilled Water Risers, Headquarters -

This project involves the construction of chilled water risers in the Headquarters Building by removing the unused vertical conveyors in C and F Corridors and constructing the risers in the same space. The risers would provide a substantial increase in chilled water capacity for future cooling requirements of minicomputers, large word processing systems, and similar high heat producers.

This project would also include the replacement of a set of 14-inch chilled water pipes with a set of 20-inch lines in the basement to provide enhanced services between the north and south halves of the building. This replacement work can only be done after the north riser has been completed to preclude a three-month chilled water outage to the north end of the building. Estimated cost is \$650K.

g. Computer Assisted Design System, Headquarters -

The purpose of this project is to provide a Computer Assisted Design System to support the requirements of the Building Planning Staff and the Logistics Services and Real Estate and Construction Divisions. The equipment and software will be acquired by a lease-purchase arrangement to allow the flexibility of meeting changing schedules and programs. Estimated cost is \$190K.

3. The recurring activities scheduled for FY-1983 are as follows:

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a. Special Utilities for Agency Buildings in the
Washington, D.C. Area -

This activity involves reimbursement to the General Services Administration (GSA) for utilities and maintenance services not covered by the Standard Level User Charge (SLUC) at the Agency's buildings in the metropolitan area. It includes reimbursement to GSA for emergency generator fuel and operators, maintenance of the DCI elevator and preventive maintenance to special systems. It includes contracts to maintain the Uninterruptable Power Systems at Headquarters. Estimated cost is \$2,360K.

b. Minor Projects -

This activity consists of the many tasks of a generally non-recurring nature with a rather small individual cost. These tasks involve GSA work orders, equipment purchases, consultants, Architect-Engineer services and direct contracts for construction support. Estimated cost is \$810K.

4. It is recommended that approval for record be given to implement the projects and requirements as described above.



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CONCUR:



Director of Logistics

80 JAN 1983

Date

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APPROVED:

Harry E. Fitzwater

Deputy Director for Administration

28 JAN 1983
Date

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